

## SEQUIM PLANNING COMMISSION

### Regular Meeting / Public Meeting

Civic Center, 152 West Cedar Street

Sequim, WA 98382

3:00 P.M., Tuesday, Sept. 6, 2016

### Minutes

#### **CITY COUNCIL WORK SESSION (3-5pm):**

##### **Excerpt of Minutes from Council Meeting Work Session Attended by Planning Commission:**

Nelson-Gross explained we have an adopted Comp Plan. We are required to adopt development regulations to implement the Comp Plan. There are ways that portions of the Comp Plan can be addressed at a later date. Any Comp Plan amendment needs to be looked at as a whole.

Hugo stated a Comp Plan is adopted for a 20-year time period. State law requires review every 8 years. There are 600 vested lots in the city. We currently have a 10 year supply of buildable lots.

Nelson-Gross stated the city also did an addendum to the EIS. That is one of the documents that was used in developing the Comp Plan. Bush added that an addendum is a significant investment and runs approximately \$20,000. Hugo explained how the process began, developed and the public participation that took place. There was discussion about how to proceed with any changes requested to the Comp Plan. Any change needs to be analyzed to see how other areas may be affected. Each chapter relates to other chapters. We are required to manage under GMA and to have a plan. We are required to have development regs that are consistent with the Plan.

Hugo explained that some aspects of the Comp Plan are aspirational and some areas are more directive. Affordable housing is addressed in a couple of chapters of the Comp Plan. He explained we have increased the range of housing types and lot sizes that will relate to affordability.

There was council consensus to bring this issue back on September 12.

**PUBLIC COMMENT** - Please limit comments to 3 minutes.

Marguerite Glover owns Peter Black Real Estate. She submitted a letter from Bruce Emery of Green Crow. She has heard from 2 people that they approached the city and were told the Cameron property could not be a mobile home park because no additional mobile home parks are allowed in the city, even though it is adjacent to a mobile home park.

Bruce Emery letter was read by Glover.

Karen Pritchard addressed the potential docketing of attached single family housing for future consideration. It takes a lot of study to determine what the zoning map says.

Ron Gilles stated that the loss of commercial property at Port Williams creates an inconsistency on the corner. The zoning needs to allow attached housing. It's not the housing, it's being able to attach it. The

zoning is an issue when it comes to the EOA. Developers need to know what to expect. He encourages council to look closely at that zoning.

Mike McAleer stated Chris went to the community on several occasions. The presentation didn't change much and a lot was rejected based on the presentations. There was concern about the cottage housing and rear loading garages and requirement for alleys which significantly adds to development costs. Not all 700 agreed with the product. He didn't feel they were being listened to.

Tom Williamson was presented to a number of times. He was on the study group. They were presented with a vision/plan. The input they gave was ignored and they were asked to accept a number of items such as a grid system along with rear loading. People love the cul de sac communities. People feel this is a safe neighborhood. Insurance adjusters will tell you rear access alley garages are more frequently burglarized. Any time you have straight, uninterrupted roads, you will have people speeding. They are not safer. We have been given misinformation as fact.

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL (5:15pm):**

Mahalick, Protze, Wiseman, Wendt, Janisse were all present.

**2. APPROVAL OF MINUTES:** August 8 Special Meeting; August 16 Regular Meeting

**MOTION to approve minutes of August 8 and August 16 meetings by Janisse; second by Protze. Unanimously approved.**

**4. PUBLIC MEETINGS (5:15PM):**

- a. Introduction to SMC Update for Adopted Stormwater Plan (Ann Soule, Resource Manager)

Ann Soule, Public Works Resource Manager, indicated this is not a public meeting at this time. Soule gave the history of the Stormwater Plan adopted in April, 2016. She indicated we need to guide the public as development plans come in and need to update the code to match the Stormwater Plan.

Working with our consultant Herrera, we identified specific language that needs to be addressed throughout the code.

For more than two decades, SMC 13.104.100 “adopts by reference” the “latest edition of Ecology’s Stormwater Management Manual for Western Washington.” City staff has interpreted that to mean the 2012 manual since 2012, and subsequently including 2014 amendments. However, there are subsections of the SMC that quote requirements from the 1992 edition (13.104.130 through .320), and Title 18 specifies the 2005 manual, putting the code in conflict with itself.

Clearly, the code needs to be internally consistent and would be stronger if a specific manual were named. To consider whether the “latest edition” (2012 with 2014 amendments) is the best choice for the City, staff from Public Works and DCD, consulted with Herrera and determined it was. We agreed that the manual should be named in one section of code, SMC 13.104.100, with all other references in the SMC pointing to that section. You will see these updates in the attachments.

Another element causing concern is the prescriptive and inflexible nature of the enforcement sections in 13.104 and 13.108. Staff believes that the City should have a variety of options available when enforcing the code to reflect the varying circumstances in which enforcement might be required. Clarifications and additional tools in the enforcement and exceptions subsections are in final review, so these subsections have been omitted from the draft code attached to avoid confusion.

Hugo stated the requirement in the GMA and city code is the Commission makes recommendations to Council on plans and regulations. Enforcement is not a regulation. There is not a problem with you looking at it but it is an internal legal responsibility to set those regulations.

Mahalick said during the creation of the plan residents asked about enforcement. Nelson-Gross said she hasn't had the time to review it. There is nothing preventing a complete ordinance going forward before it goes to Council. There is no reason why you can't have enforcement brought to you.

Wendt prefers to wait to see the entire ordinance before setting the public meeting. Soule said the grant we are working under goes away on October 31. It is not a big expense to run this process and it isn't a deal-breaker. She doesn't feel it is worth rushing and feels the Commission can see all the portions they want to see. She thinks it would be available in about a month.

The Commission directed staff to bring this back when there is a more complete version.

- b. Proposed text amendment to the Zoning Code: new SMC chapter 18.61 Wireless Communication Facilities.

Nelson-Gross stated there is more work to do on this ordinance. The FCC regulates wireless communications facilities and imposes limitations on the authority local jurisdictions have over WCFs. The City currently does not have an ordinance on WCFs and has adopted a moratorium to give staff time to draft one that complies with federal law. The moratorium expires October 25, 2016, so our code needs to be adopted by then.

There was discussion about zone category charts in the proposed code. Hugo will review the charts again to assure they are correct.

There was also discussion concerning sample photos of WCF co-location.

There was comment and discussion about 60' towers downtown and ruining the picturesque view of Sequim and not being stealth. Nelson-Gross said mono-poles can be painted to disappear in the landscape. Hugo said we may want to do more research to see acceptable wireless stealth technology.

The Commission agrees towers should be stealth and the latest technology. Discussion was had concerning which zones in which stealth should occur. There was consensus it should be throughout the entire City stealth should be required. Staff will research whether it is allowed by the FCC. We cannot prohibit cell towers; we must be careful how we articulate this.

Mahalick likes the fact that the cell tower company would have to pay for review by an engineer.

The Commission can review the proposed code of preferred tower locations. The FCC has defined what a substantial change is and such changes of more than 10% it would need to be approved.

Wendt prefers co-located towers instead of DAS; there is consensus on this by the Commission. There was discussion about DAS in the downtown zones and higher towers in the outlying areas.

There was consensus to come back to the Commission on September 20 including preferences and directions from the Commission.

## **5. NEW BUSINESS**

## **6. UNFINISHED BUSINESS**

- a. Zoning code update: Commission discussion of Council Special Meeting on proposed regulatory implementation of the Comprehensive Plan.

The Commission felt the earlier City Council work session was a good session to remind us of the requirements to implement the Comp Plan and zoning code changes.

Hugo stated it was good for Council to see the Commission there to share what was heard by comments.

## **7. DIRECTOR'S REPORT**

- a. Pending appointments to fill PC vacancies: Appointment(s) at Council meeting of Sept. 12 (at earliest).

Hugo reported the interview committee interviewed two persons. A decision has not yet been made. It is appropriate for Commissioners to recommend people apply for the vacancies.

Hugo stated he will attend the Annual Planning Directors Conference in Chelan next week and will report back to the Commission.

## **8. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**

## **9. GOOD OF THE ORDER**

## **10. ADJOURNMENT** Motion to adjourn unanimous. Meeting adjourned at 6:21 pm.

Respectfully submitted,



Roberta J. Usselman, MMC  
Deputy City Clerk



Karen Mahalick  
Chair